

176.A

0008

0053.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
364,600 / 364,600
364,600 / 364,600
364,600 / 364,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		SMITH ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BEERMAN SUZANNE V	
Owner 2:	
Owner 3:	
Street 1: 53 SMITH ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

Owner 1: BEERMAN SUZANNE V & -	St/Prov: MA	Cntry:	Own Occ: Y
Owner 2: SOSA CYNTHIA L -			

Street 1: 51-53 SMITH ST UNIT 53	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

NARRATIVE DESCRIPTION	St/Prov: MA	Cntry:	Own Occ: Y
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Vinyl Exterior and 712 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PROPERTY FACTORS	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

Use	Description	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7781									G7	1.						

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	364,600			364,600		272448
							GIS Ref
							GIS Ref
							Insp Date
							09/26/18



USER DEFINED

Prior Id # 1:	118955
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	20:31:03
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	364,600	0	.	.	364,600	Year end	12/23/2021	
2021	102	FV	354,500	0	.	.	354,500	Year End Roll	12/10/2020	
2020	102	FV	349,400	0	.	.	349,400	349,400 Year End Roll	12/18/2019	
2019	102	FV	353,200	0	.	.	353,200	353,200 Year End Roll	1/3/2019	
2018	102	FV	313,200	0	.	.	313,200	313,200 Year End Roll	12/20/2017	
2017	102	FV	286,100	0	.	.	286,100	286,100 Year End Roll	1/3/2017	
2016	102	FV	286,100	0	.	.	286,100	286,100 Year End	1/4/2016	
2015	102	FV	262,300	0	.	.	262,300	262,300 Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEERMAN SUZANNE	51023-343		4/14/2008	Family		1	No	No	
PILJA FEDJA/SVE	46031-126		9/2/2005		320,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/6/2019	611	Re-Roof	14,560	C					9/26/2018	Measured	DGM	D Mann											
9/27/2007	862	Wood Dec	12,000						1/26/2012	Meas/Inspect	JBS	JOHN S											
									4/6/2006	External Ins	BR	B Rossignol											

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir: AG - AV+				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDO INFORMATION				Lvl 2									
Year Blt: 1900	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G7	Fact: .			Floor: M - Multi-Level				Totals	RMS: 4	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 53.000000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
INTERIOR INFORMATION								Interior:	1	4	2						
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			Additions:									
Prim Int Wal: 2 - Plaster				Functional:		%		Kitchen:									
Sec Int Wall:	%			Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Override:		%		Electric:									
Sec Floors:	%			Total:	10.8 %			Heating:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	4	2						
Subfloor:				Basic \$ / SQ: 305.00				COMPARABLE SALES									
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Const Adj.: 1.04989493													
Insulation: 2 - Typical				Adj \$ / SQ: 432.294													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 408756													
% Com Wal	% Sprinkled			Depreciation: 44146													
				Deprecated Total: 364610													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val									
Make: [] Model: [] Serial #:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 176.A-0008-0053.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X4	A	AV	1998		0.00	T	16.8	102				
More: N				Total Yard Items: []				Total Special Features: []				Total: []					
IMAGE AssessPro Patriot Properties, Inc																	